

Town of Uxbridge  
Planning Board  
21 South Main Street  
Uxbridge, MA 01569  
(508) 278-8600, ext 2013

030 4 11 2011



Minutes of the Uxbridge Planning Board regular meeting held on Wednesday, July 13, 2011, at 7:00 P.M. in the Board of Selectmen's Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA:

**Planning Board Members Present:** Charles Lutton, Joseph Leonardo, Ernest Esposito and Julie Butler

**Planning Board Members Absent:** Barry Desruisseaux

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, Chairman Charles Lutton called the meeting to order and led the gathering in the Pledge of Allegiance.

**Welcome new member – Julie Butler –** The Board welcomed their newest member to the Planning Board.

**Reorganization -**

**MOTION** by Mr. Leonardo to nominate Mr. Lutton as Planning Board Chairman. Seconded by Mr. Esposito, the motion carried unanimously (Mr. Lutton abstained).

**MOTION** by Mr. Esposito to nominate Mr. Leonardo as Planning Board Vice Chairman. Seconded by Mr. Lutton, the motion carried unanimously (Mr. Leonardo abstained.).

**MOTION** by Mr. Esposito to nominate Mr. Desruisseaux as Planning Board Clerk. Seconded by Mr. Leonardo, the motion carried unanimously.

**MOTION** by Mr. Esposito to open the Public Hearing for **FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval**. Seconded by Mr. Leonardo, the motion carried unanimously.

**Public Hearings:**

**FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval -** The owner/applicant of record Aris Group LLC is seeking a Definitive Subdivision Plan Approval located northerly by Duplessis & Finn, easterly by Ordavguy & Ryan, southerly by High Street and westerly by Carlesi & Parsekian & Peter Street. The property has two (2) proposed lots and is shown on the Town of Uxbridge Assessor's Map 24A, Parcels 2417 & 2479. The undersigned's title to said land is derived from Clare T. Condon by deed dated September 1, 2010 and recorded in the Worcester Registry of Deeds Book 46312, Page 262 and said land is free from encumbrances. Mr. Stephen O'Connell with Andrews Survey & Engineering was present and spoke on behalf of the applicant.

Chairman Lutton opened the discussion to the floor.

Discussion and areas of concern from the residents included maintenance of road (winter maintenance), material used for roadway, access of roadway and type of pipes to be installed on roadway. One condition to be included in the decision will be to have the pipes installed within one (1) day.

Another discussion included one resident not receiving the Public Hearing notice. Ms. Hardy reviewed the Application for Definitive Plan Approval, page 2 of the Abutters List Report and clearly noted that the resident's name(s) were included in the Public Hearing notice. Chairman Lutton informed that the Public Hearing notice was mailed and stamped "Important Town Documents". Chairman Lutton also noted that the Public Hearing notices are not sent certified mail, due to the excessive cost and the Planning Board is unable to pay for these fees.

The Board received a report from Graves Engineering dated July 11, 2011 "Carpenter Hill – Definitive Subdivision Plan Review". Mr. O'Connell commented on the report, under "Zoning, Subdivision Rules & Regulations Review" #13: A general note must be provided stating that the materials and methods used in the construction of roadways shall conform to the requirements of "The Commonwealth of Massachusetts, Department of Public Works, Standards & Specifications for Highways & Bridges" Latest Edition; stating that the driveway comes in flat and matches with existing grade and with no significant changes to the grade. The roadway will also function more as a driveway, than a roadway.

Mr. O'Connell verbally requested a continuance to the July 27, 2011 Planning Board meeting. Following discussion, **MOTION** by Mr. Leonardo to grant a continuance **FY12-01 Carpenter Hill, Application for a Definitive Subdivision Plan Approval** to the Planning Board meeting on July 27, 2011. Seconded by Mr. Esposito, the motion carried unanimously.

**MOTION** by Mr. Leonardo to open the Public Hearing for **FY12-02 Solar Electrical Generating Facility, Special Permit Application**. Seconded by Mr. Esposito, the motion carried unanimously.

**FY12-02 Solar Electrical Generating Facility, Special Permit Application** - The owner/applicant of record Constellation Solar Net Metering, LLC is seeking a Special Permit to construct a 2.0 Megawatt solar electrical generating facility located off of 0, 67 and 71 Commerce Drive. The property is comprised of four (4) lots and is shown on the Town of Uxbridge Assessor's Map 40, Parcels 2954, 2595, 2863 & 2865. The plans of said lots are recorded in the Worcester Registry of Deeds Book 13306/38123, Pages 115/285 and said land is free from encumbrances. Mr. Stephen O'Connell with Andrews Survey & Engineering, Mr. Caleb Saunders with Constellation Energy and Mr. David Fenton with DG Clean Power were all present for discussion. Mr. O'Connell commented that there is an access road available for contractors, maintenance, repair, etc. needed on site.

The Board received a report from Graves Engineering dated July 12, 2011 "Solar Electrical Generating Facility – Special Permit Review". Mr. O'Connell will be providing comments pertaining to this report.

Chairman Lutton opened the discussion to the floor.

The Board agreed that an informational outdoor public view area will need to be constructed and maintained in perpetuity by the facility.

Following discussion, **MOTION** by Mr. Leonardo to close the Public Hearing for **FY12-02 Solar Electrical Generating Facility, Special Permit Application**. Seconded by Mr. Esposito, the motion carried unanimously.

**FY11-06 High Ridge Estates, Application for Preliminary Plan Approval, cont'd** - The owner/applicant of record Richard J. Wunschel is seeking a Preliminary Plan Approval located on the west side of South Main Street, along the New England electric high voltage power lines and bounded west by Uxbridge Housing Authority. The property has thirteen (13) proposed lots and is shown on the Town of Uxbridge Assessor's Map 24B, Parcels 4025, 4035, 4046, 4059, 4078, 4828, 4835 and 4842; Map 25, Parcels 2559, 2588, 2592, 3313, 3314, 3344, 3357, 3374 and 3379. The undersigned's title to said land is derived from Richard J. Wunschel by deed dated February 28, 2008 and recorded in the Worcester Registry of Deeds Book 42477, Page 172.

Chairman Lutton informed the audience that a quorum is not available to discuss High Ridge Estates, due to one member must be recused and one member is absent. Discussions shall continue to the next scheduled meeting on July 27, 2011, which will allow a quorum present.

**Old/New Business:**

**Aldrich Brook Estates (off Glendale St)** – The Planning Board received notification from Mr. Benn Sherman, DPW Director that a meeting is to be held on Friday, July 15, 2011 at 10:00 am at the site to discuss Mr. Sherman's site inspection memorandum. Discussions shall continue to the next scheduled meeting.

**West River Estates V (Donna Ct)** – The Planning Board recently sent a letter to Mr. Fred Hutnak with Fred Hutnak Development Corporation inquiring of a development agreement for this subdivision. Discussions shall continue to the next scheduled meeting.

**Any other business which may lawfully come before the board –**

**ZBA Case #FY10-05 – 30 Monahan Drive** – Ms. Marilyn Gonzalez-Rosa with 5-Star was present and spoke on behalf of the applicant for the International Fairgrounds. The new address for this location is now listed as 164 Providence Street, Uxbridge. Chairman Lutton provided Ms. Gonzalez-Rosa with an application form to be sent to the Board of Selectmen. Chairman Lutton also explained the Zoning Bylaws and strongly suggested all involved in this project review the bylaws in detail. Chairman Lutton also provided Board of Health guidelines. Ms. Gonzalez-Rosa provided an invitation to the Planning Board for a future meet and greet.

**Planning Board Stormwater Management delegate**

The Planning Board was in agreement to appoint Mr. Leonardo to the Stormwater Management team.

**Central Massachusetts Regional Planning Commission delegate**


The Planning Board was in agreement to appoint Mr. Leonardo as the delegate and Ms. Butler as the alternate member for the Central Massachusetts Regional Planning Commission.


**MINUTES.** The Planning Board shall review and approve the June 8<sup>th</sup> and June 22, 2011 meeting minutes at the next scheduled meeting.

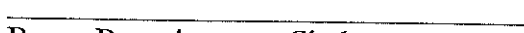
**MOTION** by Mr. Leonardo to adjourn the Planning Board meeting at 7:56 P.M. Seconded by Mr. Esposito, the motion carried unanimously.

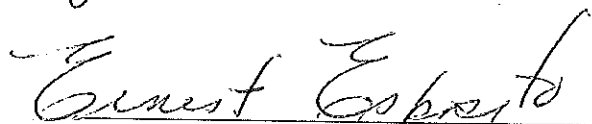
The Board noted that Executive Session will not convene.

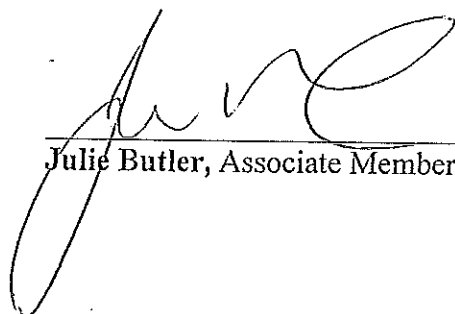
Respectfully Submitted by Donna C. Hardy, Planning Board Administrative Assistant

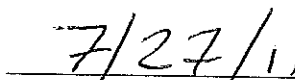
  
Charles, Lutton, Chairman

  
Joseph Leonardo, Vice-Chair

  
Barry Desruisseaux, Clerk

  
Ernest Esposito, Member

  
Julie Butler, Associate Member

  
Date